

SELLS AT RATE OF 100 LOTS AN HOUR

B. L. Kennelly Sets Rapid Pace at Pelham Bay Sale; Lots Average \$1,000 Each.

The sale of 600 lots in the Pelham Bay Park section of The Bronx by Bryan L. Kennelly, auctioneer, last Saturday afternoon was a whirlwind auction, according to veteran auctioneers, who were present. Mr. Kennelly, without rest or intermission, knocked down the properties to the highest bidder at the rate of 100 lots an hour. The big tent which was set up on the property near the subway terminal at Pelham Bay Park could not hold the 4,000 or more men, women and children who almost fought to get inside it. The sale, which began shortly after 1 o'clock, closed at 7:45 with every lot disposed of. The excellence of the property, its location within sight of the city's largest and newest playground and the recent opening up of the section by the extension of the East Side Avenue subway, together with the return of more favorable building conditions and the city's building subsidy in the form of an exemption for ten years on small dwellings and medium priced apartment houses, combined to make the sale one of the most extraordinary events of its kind in the history of The Bronx.

The total price obtained for the 600 lots was \$584,734, or an average of about \$1,000 a lot. Both Mr. Kennelly and the owners were extremely gratified with the results of the sale. For the most part, bidders were able to obtain a lot at their own price, although several large interests bought corners and adjoining lots on a few streets.

J. Clarence Davis bought a lot, 25x100, at the northwest corner of Westchester and Colonial avenues for \$8,500; he also purchased the adjoining lot on Westchester avenue for the same price. The two adjoining lots on Westchester avenue, 25x100 each, were sold to A. Fellwig for \$5,000 each. The Goldberger Manufacturing Company bought the northwest corner of Burr and Westchester avenues, a plot 75x250 ft., for \$10,200, and the two lots adjoining on Westchester avenue, 25x100 each, were sold to Peter J. Smith for \$6,000 each.

Archbishop Hayes bought a plot, 100x100, at the corner of Wilkinson and Hobart avenues, midway between the Pelham Bay Park terminal and the Elmhurst station, to be used in the near future for a Catholic church.

The inside lots on Westchester avenue sold as high as \$25,000 and the corners \$2,000; lots on Burr avenue, facing the parade grounds, brought on an average of \$2,000 each, and the corners \$2,600. The Colonial avenue lots sold from \$1,000 to \$1,700 each. Pelham Bay Park way lots averaged from \$1,500 to \$2,000 a lot.

\$1,750,000 Apartment House Lease
L. J. Phillips & Co. have concluded a transaction whereby the entire portion above the ground floor of the seven story Euclid Hall apartment house, on Broadway, eighty-fifth and eighty-sixth streets, passed to a new tenant for twenty and a half years. The transaction involves about \$1,750,000, including taxes and cost of proposed alterations. Through the sale of the stock of the owning corporation for Kern & American control passes to Paul A. McGoldrick. The structure fronts 204.10 feet on Broadway, 138.2 feet on Eighty-fifth street and 103.1 feet on Eighty-sixth street. A. N. Gitterman represented Mr. McGoldrick in the transaction. Mr. McGoldrick is about to file plans for dividing the apartments into smaller suites.

Two Flats Planned for the Heights
Two six story apartment houses have been planned for Washington Heights by the Mardel Estates, Inc., as follows:
At 65 to 67 West 162d street, 137,620. Springsteen & Goldhammer, architects, estimate the cost at \$200,000. The other structure will be at 64 to 66 West 162d street. The same architects estimate the cost at \$200,000.

INVESTOR BUYS HOUSE ON CENTRAL PARK WEST
Becomes Owner of Towers—Other Apartment Deals.

Sharp & Co. have sold for the Globe Realty Company, Dudley S. Harde president, the Towers, an eight story fireproof apartment, with penthouse, at the northwest corner of Central Park West and Ninety-fourth street, known as 1 West Ninety-fourth street, on a plot 68.2x100. This is the first sale of the structure since it was erected by the sellers about fifteen years ago. The new owner is an investor who has taken the property in the name of the Harde Holding Company, recently formed at Albany with S. Volt, S. N. Robbins and Julius H. Zieser, an attorney, as directors. The structure is laid out with two suites on a floor, each of five rooms and three baths. The house returns an annual rental of approximately \$60,000. Sharp & Co. have been appointed agents of the property.

The six story Belmar apartment house, at the northeast corner of Macombs place and 150th street, 58.82x125 regular, has been sold by Julius Bachrach to Harry L. Kunitz. The nine story apartment house at 114 to 120 East Eighty-fourth street, 67.6x100, near Park avenue, has been conveyed by the Surrey Realty Company, Samuel A. Heron president, to the Kansas Realty Company. It carries a mortgage for \$230,000.

Ralph Russ sold the four story tenement house and stores at 2185 First avenue for Julia A. Sullivan. The property has been owned by the seller for twenty-two years.

Whitney-Potter Corporation bought from the Pombo Realty Company the five story apartments at 17 and 19 West 108th street, through Miller & Lindsey.

Theodore Ortmann sold for H. S. Brown to an investing client of A. W. Miller & Co. the five story double flat, 31x100, at 261 West 112th street.

Cassie Stark sold to the Tanjo Realty Corporation the six story flat at 10 West 116th street, 32x100.11.

Josephine B. Beckman sold to Eugenia C. Galanopoulos 215 and 216 Madison street, two four story tenements, 50x79.7.

Caroline B. Belknap sold to Salvatore Strano 517 and 519 East 117th street, a six story tenement, 24x100.

James J. Crowe sold the six story elevator apartment at 119 West Forty-fifth street, to the D. I. A. Realty Corporation, Charles J. Tenenbaum president, from the estate of Russell Harris O'Byrne, Stetson, Jennings & Russell were the attorneys for the estate, and Cohen Brothers represented the purchaser. The property was held for \$175,000.

In the Dwelling Market.

James H. Crutchen sold to V. Fosco 357 East Forty-fifth street, three story dwelling, 24x100. Everett M. Seizac Company were the brokers.

Robert C. Morton sold to Ada Jones and John J. Haggerty 3682 Broadway, three story dwelling, 18x78.

Shaw, Rockwell & Sanford sold for the Harris Improvement Corporation two three story dwellings, 25x99.11, at 148 and 148 West 133d street. A. J.

Thompson Company represented the purchaser. Marie McCabe sold to Philip Leons 259 East Fifty-second street, three story dwelling, 17x100.

Other Deals in Manhattan.

Eva Wortman sold to Samuel Bowles and Harry Miller 107 and 109 East Fifty-fourth street, four story building, 32x120.

Joseph Yarkowits sold to Rebecca Hirsch 50 Willett street, six story stable, 32x25.

Edward J. Walling sold 537 Third avenue, a business building, 32x100.

Deals Revealed in Transfers.

Isidor Dettelbaum sold to the West 120th Street Garage 44 West 120th street, 64.16x109.

Young Women's Christian Association sold the three four story dwellings at 122 to 126 West 124th street to Sadie V. Brady, Benjamin Black and Robert A. Chambers, respectively.

Adolph Weiss sold to Louise Moore, through James Linton 20 East 131st street, three story dwelling, 12x100.

Clara J. Schneider sold to Marie A. Winfield 18 East 180th street, three story dwelling, 16x100.

Della Egan sold to May Bentley 30 West 131st street, three story dwelling, 12x100.

John J. Walston sold to R. & C. C. Cohen 205 East 150th street, three story dwelling, 12x100.

William Cohen sold to Mendel Schachar the northeast corner of Broome and Allen streets, 12x100.

The Fulton Trust Company sold to Regina Margaretta 126 and 128 Attorney street, two four story tenements, 42x100.

James H. Crutchen sold to Julia M. Smith 289 West 137th street, five story flat, 18x100.

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DEALS IN OTHER BOROUGHES.
Alexander Selkin, David Mints and Harry P. Katz sold 2575 Bainbridge avenue, The Bronx, 52x71.
F. William Egger sold to Caroline Gunther the dwelling at 4639 Bronx boulevard.
Charles Partridge sold 3 Prospect Park West, Brooklyn, for Boris Harshenov to a Manhattan hotel man. The building, 190x100, at the corner of President street, is a six story, twenty-four family apartment house.
Martin Company leased to International Correspondence Schools second floor in 14 Livingston street, Brooklyn.
Rickert-Brown Realty Company sold to Kirby C. Sibley, a two story dwelling on Ditmars avenue, between Merchant and Crescent streets, Arleigh, Queens.
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